

East Riverside

East Riverside is generally bounded by Jefferson to the north, the Detroit River to the south, the Grosse Pointe Park city limits to the east and Marquette to the west. The variety of land uses in this area is greater than in any other area in the cluster. In addition to the residential areas, there is abundant riverfront parkland, a large marina area, and an industrial district. Between 1990 and 2000 the area lost nearly twenty percent of its population.

□ Neighborhoods and Housing

Issues: On the east side, the Jefferson-Chalmers neighborhood contains a mixture of single- and two-family homes. Several canals in the area provide access to the Detroit River. In the center of the area, there is a greater density of housing units, including condominiums and apartment buildings. The western portion of the area has been delineated for major housing reinvestment.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the area in the southeast corner through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

Policy 1.2: Promote the area as a river-oriented community by encouraging housing development that preserves views and public access to the riverfront.

GOAL 2: Rebuild neighborhoods

Policy 2.1: Develop large-scale infill on the western edge, ensuring that housing reinvestment includes a mix of affordable and market rate housing.

□ Retail and Local Services

Issues: The building conditions and the quality of retail services varies along Jefferson. There are two large retail centers along the western segment of Jefferson. The eastern segment has many underutilized commercial buildings.

GOAL 3: Increase the vitality of commercial thoroughfares

Policy 3.1: Encourage the continued development of the large retail centers along Jefferson, ensuring pedestrian access to surrounding residential areas.

GOAL 4: Increase the vitality of neighborhood commercial areas

Policy 4.1: Target the eastern segment of Jefferson for locally serving, small-scale businesses, with an emphasis on pedestrian access.

GOAL 5: Improve the appearance of commercial areas

Policy 5.1: Preserve the existing architecture of commercial structures along Jefferson.

□ Industrial Centers

Issues: The industrial district within the area does not have clearly defined boundaries. Land use conflicts exist between industrial sites and the surrounding residential uses.

GOAL 6: Increase the viability of industrial areas

Policy 6.1: Redevelop the under-utilized industrial sites south of Jefferson by attracting new and encouraging existing businesses to use the land for expansion or relocation.

GOAL 7: Reduce conflicts between industrial and residential areas

Policy 7.1: Establish and enforce designated truck routes to and from Jefferson.

Policy 7.2: Buffer the negative impacts of industrial land uses upon residential areas to the east and west.

□ Parks, Recreation and Open Space

Issues: There is abundant park space along the river. However, much of the area is underutilized.

GOAL 8: Increase open space and recreational opportunities

Policy 8.1: Improve the condition of public areas to encourage river-related recreation activities including fishing, picnicking, and boat launching.

GOAL 9: Increase access to open space and recreational areas

Policy 9.1: Develop greenways connecting residential areas to the riverfront and parks.

❑ **Environment and Energy**

Issues: The large parcels of vacant land in the area were formerly used for industrial purposes. Contaminated soil poses challenges for future development of the community. In addition, much of the area lies in a flood plain.

GOAL 10: Improve environmental quality

Policy 10.1: Remediate environmentally contaminated sites between St. Jean and Conner.

Policy 10.2: Make improvements to the seawalls along the riverfront and neighborhood canals.

2000 Census - Demographic Profile



Neighborhood

East Riverside

Total Population

8,647

1990 Population

10,443

1990 to 2000 Change

-1,796

Percent Change

-17.20%

Race

White Only

960

11.10%

Black or African American
Only

7,304

84.47%

American Indian and Alaska
Native Only

26

0.30%

Asian Only

126

1.46%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

25

0.29%

Two or More Races

206

2.38%

Hispanic Origin

Hispanic Origin (Any Race)

73

0.84%

1990 Hispanic Origin

91

1990 to 2000 Change

-18

Percent Change

-19.78%

Gender

Male

4,012

46.40%

Female

4,635

53.60%

Educational Attainment

Population 25 or older

5,422

62.70%

HS Graduate or Higher

3,661

67.52%

Assoc. Degree or Higher

1,039

19.16%

Age

Youth Population
(Under 18 Years Old)

2,495

28.85%

1990 Youth Population

3,506

1990 to 2000 Change

-1,011

Percent Change

-28.84%

0 to 4 Years Old

626

7.24%

5 to 10 Years Old

929

10.74%

11 to 13 Years Old

459

5.31%

14 to 17 Years Old

481

5.56%

18 to 24 Years Old

730

8.44%

25 to 44 Years Old

2,503

28.95%

45 to 64 Years Old

1,976

22.85%

65 Years Old and Older

943

10.91%

Households

Households

3,266

Average Household Size

2.61

Population in Group Quarters

136

1.57%

Population in Households

8,511

Family Households

2,051

62.80%

Married Couple Family

872

42.52%

Female Householder Family

997

48.61%

One Person Households

1,064

32.58%

Housing Units

Housing Units

3,867

1990 Housing Units

4,236

1990 to 2000 Change

-369

Percent Change

-8.71%

Vacant Housing Units

585

15.13%

Occupied Housing Units

3,282

84.87%

Owner Occupied

1,578

48.08%

Renter Occupied

1,704

51.92%

Housing Value

Owner Occupied Units

1,273

Less Than \$15,000

106

8.33%

\$15,000 to \$29,999

161

12.65%

\$30,000 to \$49,999

175

13.75%

\$50,000 to \$69,999

170

13.35%

\$70,000 to \$99,999

301

23.64%

\$100,000 to \$199,999

195

15.32%

\$200,000 or More

165

12.96%

Household Income

Less Than \$10,000

712

21.80%

\$10,000 to \$14,999

249

7.62%

\$15,000 to \$24,999

418

12.80%

\$25,000 to \$34,999

540

16.53%

\$35,000 to \$49,999

422

12.92%

\$50,000 to \$74,999

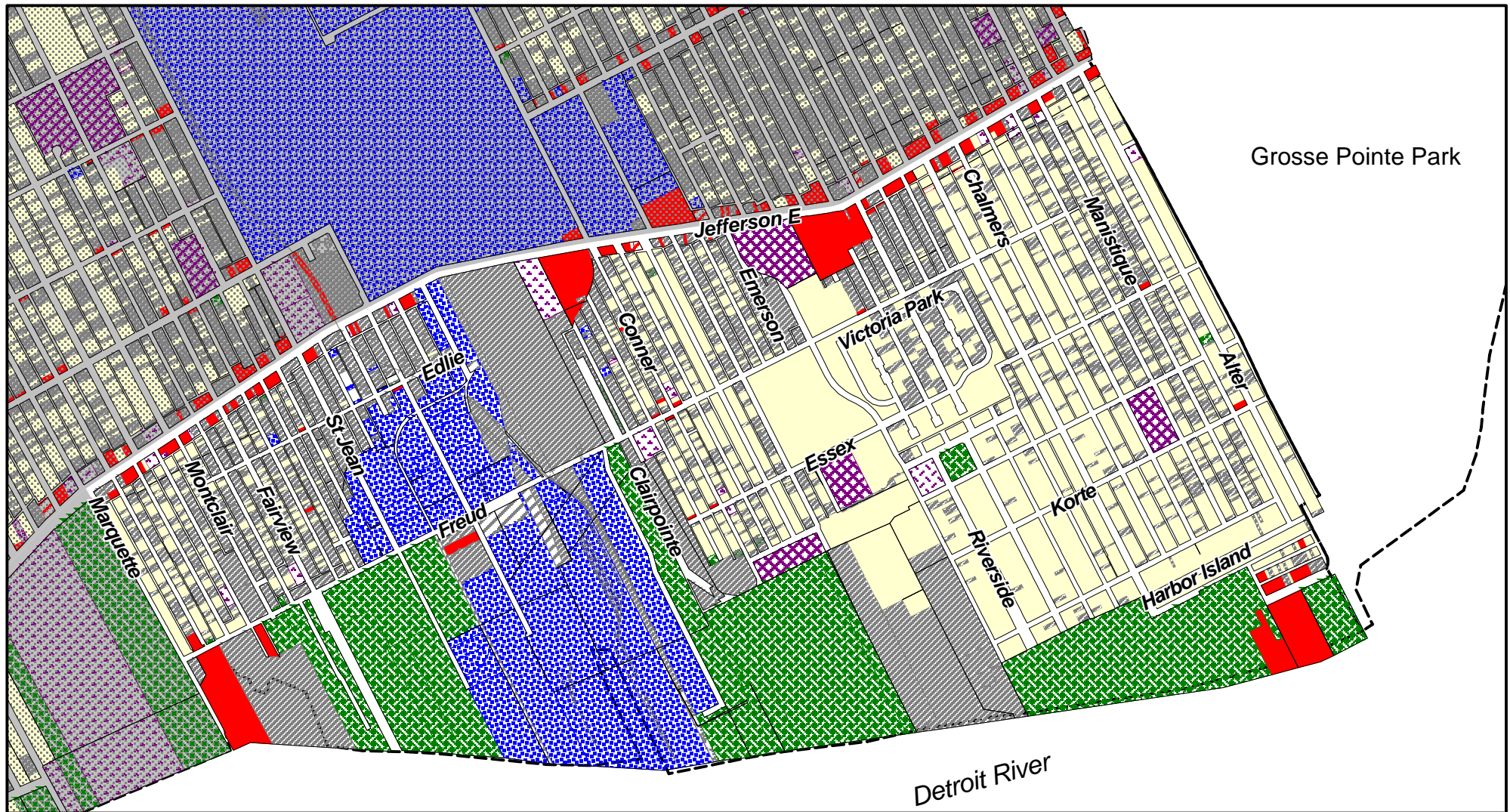
507

15.52%

\$75,000 or More

418

12.80%



Map 3-3A

City of Detroit
Master Plan of
Policies

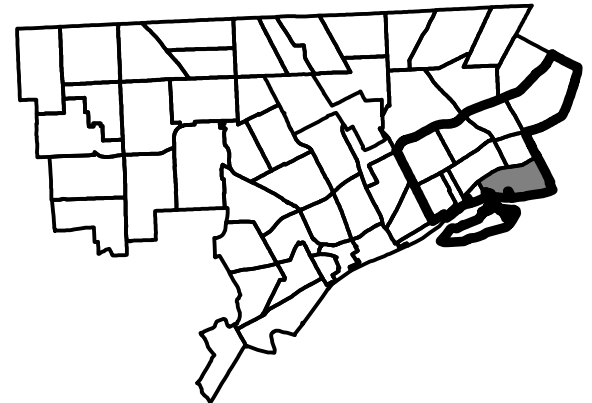
Neighborhood Cluster 3 East Riverside

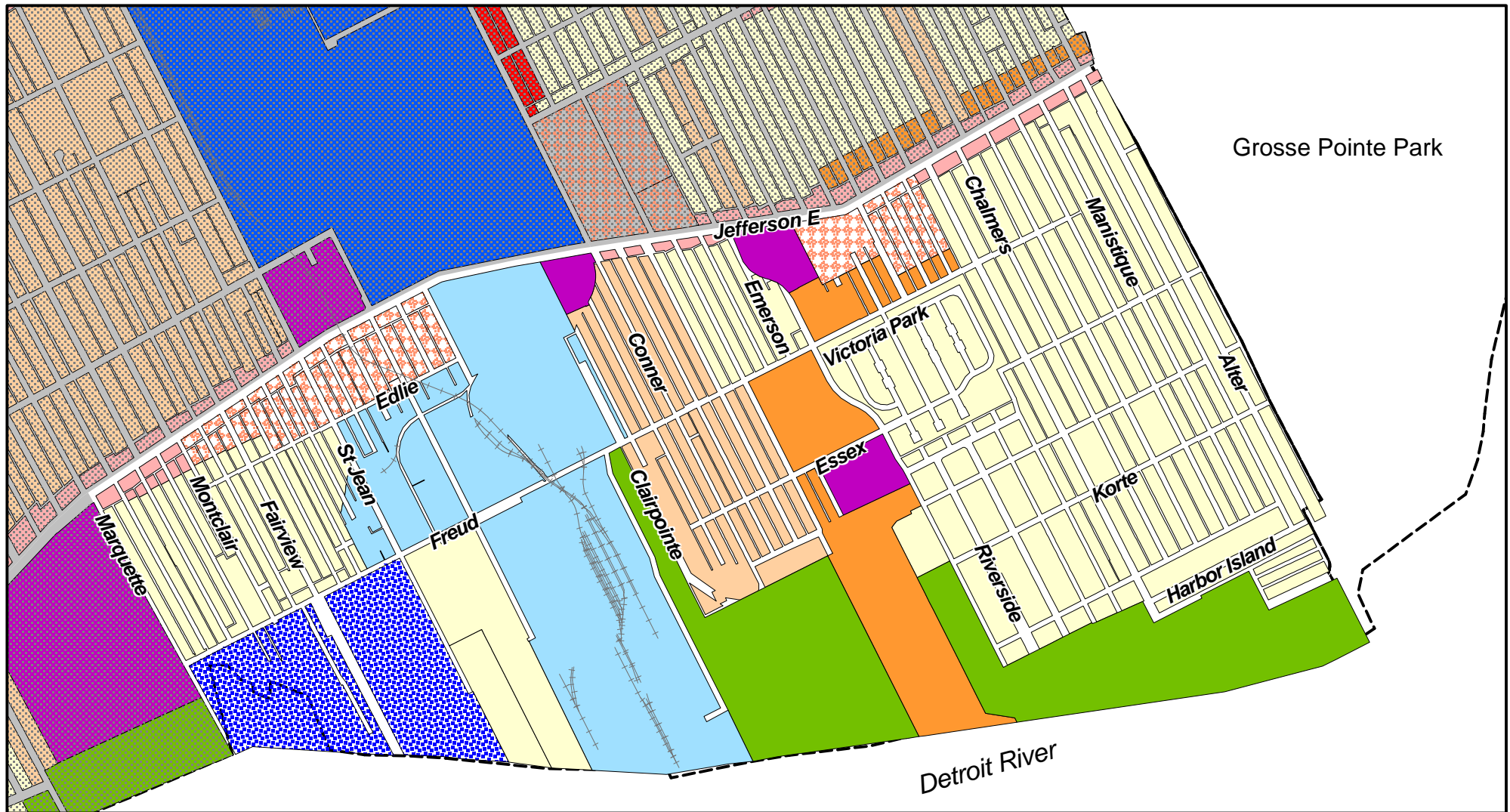


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools Data/Image database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 3-3B

City of Detroit
Master Plan of
Policies

**Neighborhood Cluster 3
East Riverside**



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

